



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF:

SE-5J

May 21, 2004

EPA Region 5 Records Ctr.



226746

**VIA FACSIMILE AND U.S. MAIL**

Mr. Bruce Clegg  
Conestoga-Rovers&Assoc.  
8615 W. Bryn Mawr Ave.  
Chicago, IL 60631-3501

RE: Lindsay Light II Site - Removal Action Workplan  
245 East Ohio (SW Corner--East Ohio and N. Fairbanks Ct.)

Dear Mr. Clegg:

The U.S. Environmental Protection Agency (USEPA) has reviewed the Removal Action Workplan (Workplan) for 245 East Ohio (SW Corner--East Ohio and N. Fairbanks Ct.) submitted on February 27, 2004 and has the following comments.

**General Comment**

Throughout Section 6 Work Plan Approval Conditions, Section 7 Agency Assurances and Acknowledgments, and Section 8 Final Report and Closure Letter Requirements, USEPA's approval of the workplan functions as USEPA's consent to an array of other approvals, conditions and agreements. While it is important for U.S. EPA to understand, anticipate and to the extent consistent with its regulations and policies, to accommodate lending procedures necessary for development, the work plan approval is not the appropriate manner or document for the various approvals, conditions, and agreements that developer seeks. The workplan may be approved without such provisions and other documents may be developed to timely provide the necessary and appropriate approvals, conditions and agreements.

**Specific Comments**

1) Page 1, Section 1.1, General: Last sentence The words "under agreement" strongly suggest that there is an agreement, written or otherwise, with the developer. Instead of "agreement" the words "per discussions with representatives of the United States Environmental ..." are more appropriate. If the developers need a written agreement we may accommodate them but no such agreement currently exists.

2) Page 4, Section 2.3, Environmental Setting/Adjacent Properties: Grand Pier is not mentioned in the discussion of the Lindsay Light II site. Please correct.

3) Page 5, Section 2.3, Environmental Setting/Adjacent Properties, First paragraph: Add a sentence explaining that there is no current groundwater use.

4) Page 12, Section 3.2, Focused Site Investigation: Other cleanup activities in the Streeterville area have also found petroleum contaminated soil in the past. Be aware that removal of petroleum contaminated soil may be required if the soil is heavily contaminated.

5) Page 24, Section 4.8.2, Sheeting/Shoring: Will a permit be required for this activity? Please be aware that the City of Chicago may restrict the hours of such operations. In addition, the citizen's groups in the area may voice their concerns.

6) Page 25, Section 4.8.2, Vehicle Decontamination: A permit from the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) will be needed before decon water from the Site can be discharged. In addition, if Site dewatering is needed, a permit from MWRDGC will be required. Permit application review times can be lengthy at MWRDGC and, therefore, permit applications should be started as soon as possible.

7) Page 25, Section 4.8.5, Testing and Disposal: Change the first sentence to read "The

8) Page 26, Section 4.9.1, Overview: The last sentence should be changed to read "Laboratory analysis of samples collected from stockpiled non-impacted material and base of excavation is described further below.

9) Page 26, Section 4.9.2, Gamma Spectroscopy: Change the first two sentences to read "Gamma spectroscopy will be employed to analyze samples of stock-piled non-impacted material and base of excavation samples. The stockpiled non-impacted material will be accessed for sampling ..."

10) Page 27, Section 4.10, Backfill and Restoration of Excavated Areas: A "Standard Operating Procedure" (SOP) for outside backfill sources and the use of on-Site materials for backfill must be written. In addition, please refer to the material Faxed to you on May 16, 2003.

11) Page 30, Section 6.1, Overview, First and second sentences: Instead of the passive "U.S. EPA has been provided" and "U.S. EPA is aware" state instead:

CRA has provided U.S. EPA with ultimate Property development information as described in [correspondence, documents, meetings etc.]. The documents explain that the Property is slated for ... ."

Third sentence simply delete "U.S. EPA is aware" so that sentence begins "In order for the development ..."

12) Page 30, Section 6.2, Written Approval: This is a workplan not a statement of USEPA obligations. When the workplan is approved, USEPA will send a letter giving its approval including any conditions upon the Agency's approval.

13) Page 30, Section 6.3, Ultimate Property Use Confirmation: Throughout the document any clause containing the language "U.S. EPA hereby confirms, by its approval of this RA Work Plan" must be deleted. This sentence must be rewritten to state "If the removal action is performed in accordance with this workplan, any USEPA-approved changes, and relevant and appropriate USEPA guidance and policies, the removal action will reduce or eliminated any risk associated with radioactive contamination that would prevent mixed residential/commercial use development.

14) Page 30, Section 6.4, RCRA Compliance Confirmation: Delete this sentence.

15) Page 30, Section 6.5, Public and Environmental Benefit Confirmation: Replace this sentence with "If the removal action is performed in accordance with this work plan, any U.S. EPA-approved changes, and relevant and appropriate U.S. EPA guidance and policies, the removal action will reduce or eliminate any risk associated with radioactive contamination thereby providing significant public and environmental benefits."

16) Page 31, Section 6.7, Compliance With Laws Confirmation: Delete the portion of the

Delete the portion of the sentence stating "U.S. EPA hereby confirms, by its approval of this RA Work Plan, that, to its knowledge."

17) Page 32, Section 7.0, Agency Assurances and Acknowledgments: As explained in the general comments, the workplan is not the appropriate document for the assurances, acknowledgments, and agreements that the developer is seeking. Either rewrite these paragraphs to reflect that these are goals or expectations of the developer or delete the entire section. Also delete Attachments H and I.

18) Page 34, Section 8.0, Final Report and Closure Letter Requirements: As explained in the general comments, the workplan is not the appropriate document for the conditions and agreements that the developer is seeking. Either rewrite these sections to reflect that these are goals or expectations of the developer or delete the entire section. Also delete Attachments H and I.

19) Appendix E, Page E-6, Section 3.3, Verification Sampling: The "bucket method" has been used on previous radiation sites and is, therefore, an acceptable method. However, the bucket method specifications are not in Appendix E.A. The specifications must be supplied.

20) Appendix E, Page E-7, Section 3.4.2, Designated Soil Stockpile: Change the first sentence to read, "The non-impacted stockpile will be divided into sections..."

21) Appendix G, Page 15, Section 7.2, Airborne Radioactivity Monitoring: The location, type, and number of perimeter air monitors must be specified. In general, four (4) perimeter air monitors are used on a site.

Is the perimeter air monitoring program the same as the Community Air Monitoring Program (CAMP) referenced on Page 3, Section 1.2 of Appendix G?

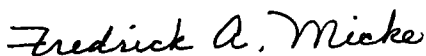
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23) Appendix M, Page 6, Section 4.1, Principal Radiological Contaminants: Thorium 232 must be added to the list. The list must reflect the radium-226 (uranium series) and radium-228 (thorium series) series.

24) Appendix M, Page 15, Section 6.2, Airborne Radioactivity: The general locations of the perimeter air monitors must be stated in this section. In addition, the last paragraph of this section references the north and south side of the fourth and fifth floors of an unnamed building. This Section must be clarified.

If you have questions regarding this letter, please contact me, as soon as possible, at (312) 886-

Sincerely,



Fredrick A. Micke, P.E.  
On-Scene Coordinator  
ERB Section #3

bcc: Veneta Simon, SE-5J  
Debbie Regel, SE-5J  
Charles Gebien, SE-5J  
Mary Fulgum, C-14J  
Cathy Martwick, C-14J

5/21

FREDRICK  
MICKE/R5/USEPA/US  
05/21/2004 04:37 PM

To  
Subject WORKPLAN COMMENTS FOR 245 E. OHIO

Here is letter that went out. Sorry, but the copier is all screwed up and is missing a line on every page and, therefore, the hardcopy you will be getting is not so good. Please make a copy from the attached.



WorkplanComments.wpd

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